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Changing Lifestyles

Homewood
Abbotsham
Bideford
Devon
EX39 5BA

Asking Price: £435,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Homewood, Abbotsham, Bideford, Devon, EX39 5BA

A BEAUTIFULLY RENOVATED FAMILY HOME NEAR THE COAST & AMENITIES



- 3 Bedrooms
- Living Room with wood burning stove & full-height split window shutters
- High-end Kitchen / Dining Room with integrated appliances
- Ground Floor extension incorporating a Shower Room & versatile Sunroom / Office with doors opening to the rear garden & Utility
 - Particularly spacious Family Bathroom
- Paved courtyard with steps up to raised garden & sun deck
- This home offers a rare combination of quality, space & location
 - No onward chain



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Overview

Situated in the very heart of the ever-popular and highly sought after village of Abbotsham and offered for sale with no onward chain, Homewood represents a truly exceptional opportunity to acquire a beautifully presented and extensively renovated 3 Bedroom home, where quality craftsmanship, thoughtful design and attention to detail are evident throughout. Carefully extended and comprehensively improved by the current owners to include solar panels on the roof, the property was originally intended to be a long-term family home, and as such, no expense has been spared in creating a residence that seamlessly blends character features with stylish contemporary finishes.

From the moment you arrive, the property immediately impresses, with an attractive Storm Porch leading through an original solid front door into a welcoming Entrance Hall, finished with striking oak herringbone parquet flooring. This theme of quality continues throughout the ground floor, where clever use of space provides 2 understairs storage cupboards, 1 of which houses the hot water tank along with lighting and power. The Living Room is a wonderfully inviting space, perfectly suited to cosy evenings, centred around a charming wood burning stove and complemented by elegant full-height split window shutters.

The Kitchen / Dining Room forms the true heart of the home, offering a superb, open-plan environment for both everyday living and entertaining. The Kitchen, itself, is a high-quality installation, thoughtfully designed and beautifully appointed with work surfaces, a 5-ring Smeg induction hob, a Neff oven and microwave, integrated dishwasher, pull-out larder storage, built-in recycling units, feature illuminated glass display cabinets and a stylish vertical radiator. A hatch window provides a connection through to the garden, while there is ample space for an American-style fridge / freezer. The dining area is equally impressive, offering generous space for both dining and relaxation, enhanced by an exposed stone chimneybreast housing a further wood burning stove, oak parquet flooring and a traditional radiator, all combining to create a warm and characterful yet contemporary setting.

A thoughtfully designed extension adds significant versatility to the home. This space incorporates a luxurious ground floor Shower Room, fitted with a large walk-in digital shower, bidet WC with heated seat, heated illuminated mirror, feature glass brick window and modern vertical radiator. Adjacent to this is a highly adaptable Sunroom, currently utilised as a home office and relaxation space. Double opening French doors lead out to the courtyard garden. A useful Utility Room with sink, cupboard space and plumbing for a washing machine sits just off this space, and the overall layout offers excellent potential for use as accommodation for a dependent relative, if required.

Externally, the property continues to impress. Immediately outside the Sunroom is a beautifully paved, private courtyard, providing a private and low-maintenance space - ideal for outdoor dining and relaxation, complete with an external tap and wood store. Steps lead up via modern composite stairs to a raised garden, predominantly laid to level lawn with well-stocked flower borders and a useful storage shed. From here, further steps rise to an exceptional sun deck positioned above the extension, enclosed by galvanised railings with privacy glass, creating a superb, private vantage point to enjoy the sun throughout the day. Electric sockets are in situ around the lawn and sun deck.

To the first floor, the property offers 3 well-proportioned double Bedrooms. Bedrooms 1 and 2 are positioned to the front, both benefiting from stripped wooden flooring and attractive split window shutters, while bedroom 2 also features an original fireplace. The third bedroom overlooks the rear garden and enjoys a private outlook. The Family Bathroom is particularly spacious and stylish, fitted with an extra-large bath with shower and screen, contemporary composite wall panelling, a heated illuminated mirror, useful built-in storage and a vertical radiator incorporating both central heating and electric elements.

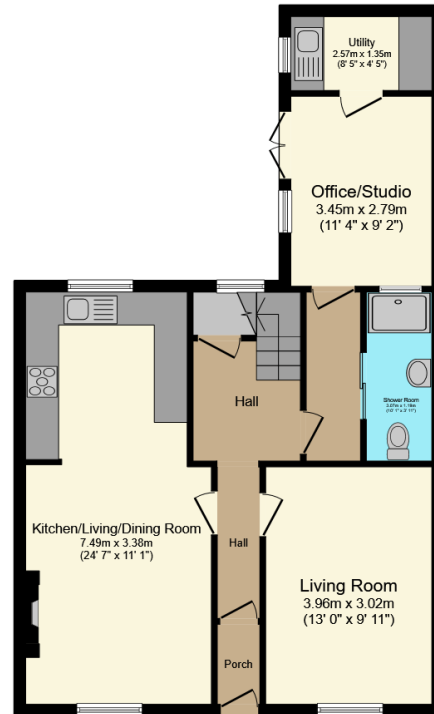
Additional features include a recently installed outside Nest controlled heating system, oil fired central heating boiler (approximately 3-years old), and a boarded loft space (approximately 60%) accessed via a loft ladder, providing valuable additional storage.

Positioned within easy reach of the well-regarded local primary school, the popular Thatched Inn and a wealth of scenic coastal walks, Homewood is ideally located for those seeking a balance between village life and coastal living. The nearby towns of Bideford, Northam and Westward Ho! provide a wide range of amenities, schooling and leisure facilities.

This is a home that truly needs to be seen to be fully appreciated, offering a rare combination of quality, space and location, and early viewing is highly recommended.

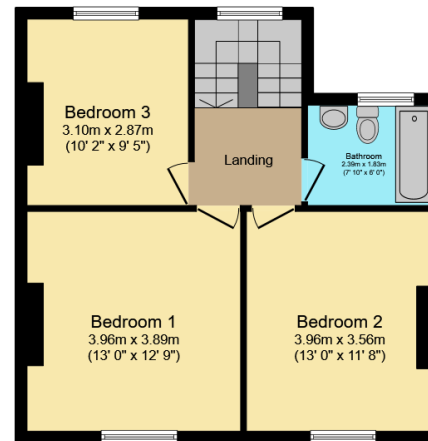
Council Tax Band

D - Torridge District Council



Ground Floor

Floor area 68.2 sq.m. (734 sq.ft.)



First Floor

Floor area 51.6 sq.m. (555 sq.ft.)

Total floor area: 119.7 sq.m. (1,289 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Area Information

Abbotsham is a delightful village located 500 yards from an Area of Outstanding Natural Beauty and 1-mile to the sea. A major bonus for walkers is the South-West Coast Path that is located close by. The more athletic buyers can enjoy a beautiful stroll to Westward Ho! or Buck Mills and Clovelly.

Abbotsham itself enjoys a good pub, a weekly outreach post office, primary school, church, Baptist chapel and village hall that can be used for community events. For youngsters, there's the famous fun park 'The Big Sheep', that's so popular with kids far and wide. For grownups, there's a brewery and regular farm shows. It's an ideal day out within easy walking distance for any visitors who turn up to see you in the warmer months.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east.

Directions

From Bideford Quay proceed up the main High Street turning left at the top and taking the first right hand turning onto Abbotsham Road. Continue for approximately 1.5 miles passing the 'Big Sheep' on your left hand side. At the junction continue straight across and then bearing right to where Homewood will be on your left-hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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We are here to help you find and buy your new home...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

